

Epic Systems – Dane County Rezone Petition

Operational Narrative

A portion of the old Wingra property is desired to be used as a shop and yard for Edgerton Contractors. Epic contracts Edgerton, the grading contractor, for ongoing construction at the Epic Campus in the adjacent City of Verona. The proposed shop will be used for Edgerton internal operations regarding work at Epic including repair of construction equipment. The proposed yard will be used to store construction equipment and various construction materials relating to Epic construction work. This property will not be used as public commercial space, there are no sales or services outside of Epic related work. This land and structure stages Epic's construction operation.

The property has existing piles of sand and aggregate material left by Wingra and is now the property of Epic. It is anticipated that this material will be transferred to the Epic site by way of an existing internal access road to the south.

Some rock crushing is expected on site to produce aggregate which will be used on the Epic site and not hauled off site or sold.

- Typical Hours of Operation - Weekdays 7 am to 5 pm
- Extraordinary Hours of Operation - Weekends 8 am to 7 pm (rare as construction warrants)
- Number of Employees
 - The number of employees will range from 80 to 5 depending on the workload.
- Anticipated noise, odors, dust, soot, runoff, or pollution
 - We do not anticipate any odors, soot, runoff, or pollution.
 - We will have a water truck onsite to control dust and engineering controls will be used to minimize construction equipment noise.
- Material Storage
 - Stored materials include soil, rock, sand aggregate, signs, pipe, structures, fabric, and traffic control materials.
- Stormwater and erosion control standards
 - The property is internally drained so stormwater management and erosion control is no different than the previous quarry operation.
- Sanitary facilities
 - The office will have restrooms that will connect to a new septic system.
- Trash, solid waste, and recyclable materials
 - Dumpsters will be used for trash, solid waste, and recyclables
- Anticipated daily traffic
 - Employees will arrive using the north entrance around 7 am and depart from 3 pm to 5 pm most days.
 - Most construction equipment will enter the site from the south directly from Epic property.
 - On road trucks will enter either from the south or the north.
 - All trucks entering or leaving the site will be street legal.
- Hazardous, toxic, or explosive materials
 - We do not anticipate storing any hazardous, toxic, or explosive materials onsite.
- Outdoor lighting
 - The proposed office has a few lights attached to the building at the entrances.
 - The proposed parking area has a few light poles.
- Signs
 - There will be no signs other than the address sign.